

R-3

B-1

NEW

MIDVIEW

ROAD

B-1

A-1 To B-1C
2.4 ac.

40' Prop. Re-alignment

HERMAN

ST.

FOURTH

A-1

THIRD

R-3

5

MARKET

ROAD

COUNTY OF HENRICO PLANNING OFFICE

NEIGHBORHOOD BUS. DIST.

C-33C-88

PT. 18-B2-5
VARINA DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 14, 1988

W.F. LaVECCHIA, P.E., AICP
County Manager

Re: Conditional Rezoning Case C-33C-88

Signet Bank/Virginia
7 North Eighth Street
Richmond, Virginia 23219

Gentlemen:

The Board of Supervisors at its meeting on June 8, granted your request to conditionally rezone from A-1 Agricultural to B-1C Neighborhood Business District (Conditional), property described as follows:

Part of Parcel 18-B2-5:

Beginning at a point approximately 518' +/- south of the intersection of New Market Road and Herman Street and proceeding N. 25° 50' W., 198.13'; then following the existing boundary of New Market Road along a curve to the left having a radius of 2,900', 350.00' to a point; and then proceeding S. 88° 09' 52" E., 220.86'; and then proceeding along the boundary of future Midview Road 53' +/- to a point; and then proceeding S. 25° 50' E., 370' to a point; thence proceeding S. 46° 08' W., 236.62' to the beginning point, containing 2.4 acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. Buffer Areas and Screening.

- (a) Natural or landscaped buffer areas as indicated below shall be provided along the southern, eastern and western boundaries of the Property, except to the extent necessary for utility easements, road, driveways (which utility easements, roads and driveways shall be generally perpendicular to the affected buffer area with compensating space where utility easements are required to be parallel), signage or other purposes requested and specifically permitted or required by the Henrico County Planning Commission at the time of Plan of Development or Landscape review, or by any other governmental body, commission, board, department or official thereof:
 - (i) A natural or landscaped buffer area of a minimum of forty (40) feet in width shall be maintained along the southern boundary of the Property (until such time as the properties adjoining the indicated buffer area are zoned for a use other than agricultural or residential).
 - (ii) A natural or landscaped buffer area of a minimum of twenty-five (25) feet in width shall be maintained along the eastern boundary of the Property (until such time as the properties adjoining the indicated buffer area are zoned for a use other than agricultural or residential).

- (iii) A landscaped buffer area of a minimum of forty (40) feet in width shall be maintained along the western boundary of the Property adjacent to the New Market Road (Route 5) right-of-way.
 - (b) No buffer area shall be used for storm water management facilities (unless approved or required by the Henrico County Planning Commission at the time of Plan of Development or Landscape review, or by any other governmental body, commission, board, department or official thereof) but such areas may be crossed with outfall pipes.
 - (c) Underbrush and fallen, diseased or dead plant growth may be removed from buffer areas, but additional plantings must be added thereto so that the buffer is maintained.
2. Vehicular Access. There shall be a maximum of one vehicular access drive to or from the Property and New Market Road (Route 5), unless otherwise required by any governmental body having jurisdiction with respect thereto, and such vehicular access drives to Midview Road as may be approved as part of the Plan of Development review process.
 3. Signage. Outdoor advertising signs and structures shall be in accordance with the requirements of the Henrico County Zoning Ordinance applicable in a B-1 zoning district. Signs shall be only ground mounted or building mounted; if ground mounted, shall not exceed a height of eight feet above the finished grade; and, if lighted, shall be lighted internally. The signs bands on which building signs are placed shall be uniform in architectural treatment, design and color.
 4. Parking Lot Lighting. Lighting in parking lots shall be produced from concealed sources and shall be positioned in such a manner as to minimize the impact of such lighting on adjacent property. Parking lot lighting standards shall not exceed twenty (20) feet in height.
 5. Parking Lot Landscaping. Parking lots serving the Property shall be landscaped, including but not limited to the planting of shrubbery and/or trees, the details of which shall be shown on the site landscaping plan submitted as part of the Plan of Development review process.
 6. Building Design and Materials.
 - (a) The principal building constructed on the Property shall be as follows, or, in the case of materials, the substantial equivalent thereof in the event of unavailability:
 - (i) Design. Residential scale, traditional colonial style with a maximum height of two and one-half stories;
 - (ii) Exterior Materials. Predominantly brick except to the extent other materials are used for windows, doors, trim, signage, architectural decorations or design elements;
 - (iii) Trim. Traditional colonial-style wood trim;


(iv) Roof. Cedar shake;

unless otherwise specifically permitted or required by the Planning Commission at the time of Plan of Development review or by any other applicable governmental body.

- (b) The exposed portions of each exterior wall surface (front, rear and sides) of any building constructed on the Property shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. Heating and air conditioning equipment shall be properly screened from public view from adjacent streets and property in a manner approved by the Henrico County Planning Commission at the time of Plan of Development review.
- (c) The drive-through window system will be located at the rear (eastern side) of the building. There will be no automatic teller machine located on the property.
7. Building Setback. No building shall be constructed within one hundred (100) feet of the right-of-way line of New Market Road (Route 5).
8. Outside Speakers. Operation of outdoor speaker systems shall be limited to those which are not audible from adjoining properties.
9. Uses. There shall only be one principal structure erected on the Property. The Property shall not be developed for automotive service stations, convenience stores or for "fast food" restaurants and similar establishments the principal business of which is the sale of food and beverages to customers for immediate consumption on or off the premises.
10. Rezoning of Existing B-1 Parcel. The applicant will file an application for rezoning to A-1 Agricultural District for all property that it owns west of the western right-of-way line of Midview Road as relocated upon completion of the Plan of Development process for its branch bank on the property, and upon final location of the western right-of-way line of the relocated segment of Midview Road.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,


W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. John W. Bates, III
Messrs. Warren W. and A. R. B. Shaw, III